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tions such that the bacteria count at no time exceeds 250,000 per cubic centimeter. All milk of this class shall be pasteurized under the official supervision of the Richmond Health Department, and the bacteria count at the time of delivery to the consumer shall not exceed 25,000 per cubic centimeter. Dairy farms producing this class of milk shall score at least 70 on the score card of the United States Bureau of Animal Industry, but a score of not less than 65 will be permitted until June 1, 1916.

#### CREAM.

*Cream* shall be classified in the same grades as milk, in accordance with the requirements for the grades of milk, excepting the bacteria standards. In 20 per cent cream the bacteria count shall not exceed five times the count allowed in the corresponding grade of milk.

#### MINIMUM REQUIREMENTS.

Nothing in the above definition of grades shall be construed as in any way permitting the sale of milk or cream, in any of the established grades, unless all the rules and regulations of the Richmond Board of Health are complied with.

#### DE-GRADING.

In the event that any milk producer holding a permit for grade A milk or cream shall fall below the requirements for said grade, but not below the requirements for grade B, his permit for the sale of grade A shall be suspended or revoked and a permit for grade B may be issued. In the event that any milk producer shall fall below the requirements for grade B milk or cream, his permit for the sale of milk or cream in the city of Richmond shall be suspended or revoked.

#### LABELING.

On and after February 15, 1916, all milk and cream shall be labeled in accordance with the grades hereinbefore established. All compulsory labeling of milk as delivered to the consumer shall be on the bottle cap and shall be in uncondensed Gothic type not less than one-eighth inch in height, except the letter stating the grade, which shall be not less than three-eighths inch in height. Such label shall state the grade of the milk and whether raw or pasteurized. If pasteurized, the day of the week on which it was pasteurized shall be given. The nature of the product—milk or cream—shall be stated.

No label shall be used until a sample has been submitted to the chief health officer and approved by him.

No grades of milk or cream except those hereinbefore provided for are officially recognized by the board of health, and no other or additional statement of the grade of any milk or cream shall appear on any label when delivered to the consumer unless approved in each case by the chief health officer.

#### SALEM, MASS.

#### Dwelling Houses—Construction and Maintenance. (Ord. May 25, 1915.)

##### PART I. GENERAL PROVISIONS.

SECTION 1. This ordinance shall be known as the housing ordinance for the city of Salem.

SEC. 2. *Definitions.*—Certain words in this ordinance are defined for the purpose thereof as follows:

(1) *Dwelling.*—A “dwelling” is any house or building or portion thereof which is occupied in whole or in part as the home, residence, or sleeping place of one or more persons either permanently or transiently.

(2) *Classes of dwellings.*—For the purposes of this ordinance dwellings are divided into the following classes: (a) "private dwellings," (b) "two-family dwellings," and (c) "multiple dwellings."

- (a) A "private dwelling" is a dwelling occupied by one family only.
- (b) A "two-family dwelling" is a dwelling occupied by two families only.
- (c) A "multiple dwelling" is a dwelling occupied otherwise than as a private dwelling or two-family dwelling.

(3) *Classes of multiple dwellings.*—All multiple dwellings for the purposes of this ordinance are divided into two classes, viz: class A and class B.

*Class A.*—Multiple dwellings of class A are dwellings which are occupied more or less permanently for residence purposes by several families and in which the rooms are occupied in apartments, suites, or groups. This class includes tenement houses, flats, apartment houses, apartment hotels, bachelor apartments, kitchenette apartments, and all other dwellings similarly occupied, whether specifically enumerated herein or not.

*Class B.*—Multiple dwellings of class B are dwellings which are occupied, as a rule transiently, as the more or less temporary abiding place of more than six individuals who are lodged, with or without meals, and in which as a rule the rooms are occupied singly. This class includes hotels, lodging houses, boarding houses, furnished room houses, lodgings, club houses, dormitories, convents, private hospitals, private asylums, and all other dwellings similarly occupied, whether specifically enumerated herein or not. A "hotel" is a building in which persons are lodged for hire and in which there are more than 40 rooms, a public dining room for the accommodation of at least 40 guests, and a general kitchen. National, State, and county institutions are exempt from the provisions of this ordinance.

(4) *Yards.*—A "rear yard" is an open unoccupied space on the same lot with a dwelling between the extreme rear lines of the house and the extreme rear line of the lot. A "front yard" is an open unoccupied space between the front line of the house and the front line of the lot. A "side yard" is an open unoccupied space between the side line of the house and the side line of the lot extending from the street or front yard to the rear yard.

(5) *Occupied spaces.*—The provisions of the Salem Building Ordinance, section 27, page 12, to apply.

(6) *Courts.*—A "court" is an open unoccupied space, other than a yard, on the same lot with a dwelling. A court not extending to the street or front or rear or side yard is an inner court. A court extending to the street or front or rear or side yard is an outer court.

(7) *Lots.*—A "corner lot" is a lot situated at the junction of two or more intersecting streets. A lot other than a corner lot is an "interior lot."

(8) *Front, rear, and depth of lot.*—The "front" of a "lot" is that boundary line which borders on the street. In the case of a corner lot the owner may elect by statement on his plans either street boundary line as the front. The "depth" of a "lot" is the dimension measured from the front of the lot to the extreme rear line of the lot. In the case of irregularly shaped lots the mean depth shall be taken.

(9) *Basement, cellar, half story, or attic.*—A "basement" is a story partly underground but having at least 60 per cent of its height above the curb level and also 60 per cent of its height above the highest level of the adjoining ground. A basement shall be counted as a story.

A "cellar" is a story having more than 40 per cent of its height below the curb level, or below the highest level of the adjoining ground. A cellar shall not be counted as a story for purposes of height measurement. If any part of a story is in that part the equivalent of a basement or cellar, the provisions of this ordinance relative to basements and cellars shall apply to such part of said story.

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A "half story" or attic is any story included in the roof, the cubic contents of which, exclusive of blind attic not exceeding 3 feet in height at the highest point, is not more than 60 per cent of the cubic contents of the first story.

(10) *Common hallway*.—A "common hallway" is a hallway, corridor, or passageway not within the exclusive control of one family.

(11) *Stair hallway*.—A "stair hallway" is a common hallway and includes the stairs, stair landings, and those portions of the building through which it is necessary to pass in going between the entrance floor and the roof.

(12) *Alcove room*.—An "alcove room" is any alcove used for sleeping purposes.

(13) *Height*.—The "height" of a dwelling is the perpendicular distance measured in a straight line from the curb level, or from the finished grade line of the lot where such grade is higher than the curb, to the average of the height of the gable in the case of pitched roofs and to the highest point of the roof beams in the case of flat roofs, except that in the case of flat roofs a parapet exceeding 3 feet in height shall be considered a part of the height of the building, the measurements in all cases to be taken through the center of the front of the house. Where a dwelling is on a corner lot and there is more than one grade or curb level, the measurements shall be taken through the center of the front on the street having the lowest elevation.

(14) *Curb level*.—The "curb level" is the level of the established curb in front of the building measured at the center of such front. Where no curb has been established the city engineer shall establish such curb level or its equivalent for the purposes of this ordinance.

(15) *Construction*.—The provisions of the Salem building ordinance, page 10, classification and erection of buildings, to apply.

#### PART II. DWELLINGS HEREAFTER ERECTED.

**TITLE I. LIGHT AND VENTILATION. SEC. 3. Height.**—No dwelling hereafter erected shall have more than one legally habitable story for each full 10 feet of the width of the street, unless such house be set back from the street a distance equal to the excess of its height over that permitted at the street line. Width of street shall be measured from building line to building line.

On a corner lot the height shall be governed by the width of the wider street, as above, but this height shall not extend along the narrower street a distance greater than twice the width of said narrower street.

On any street hotels may exceed the legal height of dwellings on said street by not more than two stories, but in no case shall a hotel or any other dwelling exceed 70 feet in height.

**SEC. 4. YARDS.**—Immediately behind every dwelling hereafter erected there shall be a rear yard extending across the entire width of the lot and at every point open and unobstructed from the ground to the sky, except that in the case of hotels the rear yard may start at the floor level of the lowest bedroom story. Every part of such yard shall be directly accessible from every other part thereof. The depth of said yard shall be measured at right angles from the extreme rear of the house toward the rear line of the lot. Where the rear of the lot abuts on a public alley or right of way dedicated to public use for the full width of the lot, the depth of the lot may be measured to the middle line of such alley or right of way; where there is no such alley or right of way the measurements shall be taken to the rear lot line. If the dwelling is four stories or less in height the depth of the yard in the case of interior lots shall be not less than 10 feet, and the depth of the yard in the rear of corner lots shall be not less than 5 feet. If the dwelling exceeds four stories in height, the depths above prescribed in the case of interior lots shall be increased 5 feet and in the case of corner lots shall be increased 2 feet for each story above four stories. In the case of corner lots with streets on three sides the rear yard need not extend across the full width of the lot, but only to the median line. When a lot upon which a dwelling is built is

bounded on every side by a street or abuts at the rear upon a railroad right of way, a cemetery, or a public park, the rear yard may be omitted. Any portion of a corner lot distant more than 75 feet from the corner line shall be treated as an interior lot.

When rear of tenements have their exposure on side line of lots there shall be left 10 feet of open space between said tenement and said side line in addition to the provision for rear yards.

SEC. 5. *Side yards.*—A side yard shall be at every point open and unobstructed from the ground to the sky. Cornices are permitted, but in no case shall they extend more than 18 inches beyond the building line. The width of the side yard for dwellings hereafter erected shall be as follows:

(a) In the case of private dwellings and two-family dwellings of second, third, fourth, or fifth class (see Salem building ordinance, sections 21 to 24, inclusive) which do not exceed two and one-half stories in height the width of such side yard measured to the side lot line shall never be less than 5 feet in any part.

(b) The provisions of this section do not apply to side yards on the side street of a corner lot excepting the provision as to adjacent basement rooms.

SEC. 6. *Courts.*—The sizes of all courts in dwellings hereafter erected shall be proportionate to the height of the dwelling. No court shall be less in any part than the minimum sizes prescribed in this section except as provided in section 9. The minimum width of a court for a dwelling two and one-half stories or less in height shall be 10 feet, and the width shall increase 1 foot for each additional full story above five stories. The length of an inner court shall never be less than twice the minimum width prescribed by this section. The length of an outer court shall never be greater than four times its minimum width prescribed by this section. The depth of all courts adjoining the lot line shall be measured to the lot line and not to an opposite building.

SEC. 7. *Courts open at top.*—No court of a dwelling hereafter erected shall be covered by a roof or skylight, but every court shall be at every point open from the ground to the sky unobstructed, "except that in the case of hotels, courts may start at the floor level of the lowest bedroom story; and in the case of other multiple dwellings where there are stores or shops on the entrance story, courts may start at the top of such entrance story."

SEC. 8. *Air intakes for courts.*—"In all dwellings hereafter erected every inner court shall be provided with one or more horizontal air intakes at the bottom. One such intake shall always communicate directly with the rear yard, and shall consist of a passageway not less than 3 feet wide and 7 feet high which shall be left open, or be provided with an open gate at each end."

SEC. 9. *Extensions or offsets to courts.*—Extensions or offsets to courts in dwellings hereafter erected are permitted for the purpose of lighting kitchenettes, pantries, bathrooms, and water-closets only, but no such extension or offset shall be less than 6 feet in width in any part; its depth may be less but never greater than its width. Such dimensions shall be deemed the minimum dimensions for a dwelling two and one-half stories in height or less, and shall increase 1 foot for each full story above two stories.

SEC. 10. *Angles in courts.*—Nothing contained in the foregoing sections concerning courts shall be construed as preventing the cutting off of the corners of said courts, provided that the running length of the wall across the angle of such corner does not exceed 7 feet.

SEC. 11. If a dwelling house is built behind or in front of another dwelling house on the same lot, there shall be left between the two buildings a yard extending across the full width of the lot, and the distance between the two buildings shall be not less than 50 per cent greater than the depth required herein for a rear yard for a building of the height of the higher of the two buildings. There shall be behind the rear dwelling a rear yard as herein required, and if this rear yard does not have access

directly to a street, alley, or other public way then there shall be a passageway not less than 10 feet wide leading from the yard between the two buildings directly to a street, alley, or other public way. The rear dwelling house shall in no case be built to a greater height than is permitted for the front dwelling house.

Where a dwelling is erected by the side of but not contiguous to another building on the same lot, there shall be left between the two buildings a space equal to the side yard or yards herein required for the two buildings.

SEC. 12. *Rooms, lighting and ventilation of.*—In every dwelling hereafter erected every room shall have at least one window opening directly upon the street, or upon a yard or court, of the dimensions specified in this article and located on the same lot, and such window shall be so located as to properly light all portions of such room. This provision shall not, however, apply to rooms used as art galleries, swimming pools, gymnasiums, squash courts, or for similar purposes, nor to public rooms in hotels, provided such rooms are adequately lighted and ventilated.

SEC. 13. *Window area in rooms.*—In every dwelling hereafter erected the total window area in each room shall be at least one-seventh of the superficial floor area of the room, and the whole window shall be made so as to open in all its parts. At least one such window shall be not less than 12 square feet in area between the stop beads. In multiple dwellings the top of at least one window shall be not less than 7 feet above the floor.

SEC. 14. *Rooms, size of.*—In every dwelling hereafter erected all rooms, except water-closet compartments and bathrooms, shall be of the following minimum sizes: Every room shall contain at least 90 square feet of floor area; no room shall be in any part less than 7 feet wide. In multiple dwellings of class A in each apartment, group, or suite of rooms there shall be at least one room containing not less than 150 square feet of floor area.

SEC. 15. *Room, height of.*—No room in a two-family or multiple dwelling hereafter erected shall be in any part less than 8 feet high from the finished floor to the finished ceiling, except that a half-story room need be 8 feet in height in but one-half of its area.

SEC. 16. *Alcove rooms.*—Every alcove room in a dwelling shall have an opening into the main room of not less than 60 per cent of the length of the wall of the room on that side, and shall not exceed 7 feet in depth. The height of the alcove shall not be less than that of the room into which it opens.

SEC. 17. *Privacy.*—In every dwelling hereafter erected, access to every living room and to every bedroom and to at least one water-closet compartment shall be had without passing through a bedroom.

SEC. 18. *Common hallways, lighting and ventilation of.*—In every dwelling hereafter erected, except hotels, every common hallway and stair hallway shall have at each story at least one window containing not less than 12 square feet opening, measured between stop beads, opening directly upon the street or upon a yard or court of the dimensions specified in this ordinance and located on the same lot. Such window in a common hallway shall be at the end of said hallway with a natural direction of the light parallel to the hallway's main axis. The top of such a window shall be not less than 7 feet above the floor, and shall be made so as to open in all its parts. A sash door containing an equal amount of glazed surface shall be deemed the equivalent of a window in this section. In every multiple dwelling three or more stories in height hereafter erected there shall be in the roof directly over each stair well a ventilating skylight provided with ventilators, having a minimum opening of 40 square inches and with fixed or movable louvers.

SEC. 19. *Outside porches.*—In dwellings hereafter erected, roofed-over outside porches which extend above the top of the entrance story shall not be erected outside of and adjoining windows required by this ordinance for the lighting or ventilation of rooms or hallways; they may, however, open from windows or doors supplementary

to those required by this ordinance, provided they do not diminish the required amount of light and ventilation of such rooms. The term "outside porches" shall include outside platforms, balconies, and stairways. All such outside porches shall be considered as parts of the building and not as parts of the yards or courts or other unoccupied area.

SEC. 20. No dwelling erected under a permit for a private dwelling or a two-family dwelling shall be occupied by more than two families.

TITLE 2. SANITATION. SEC. 21. *Basement rooms.*—In dwellings hereafter erected no room in the basement shall be occupied for living purposes, unless in addition to the other requirements of this ordinance such room shall have sufficient light and ventilation, shall be well drained and dry, and shall in the opinion of the board of health be fit for human habitation.

SEC. 22. *Cellars, damp proofing and lighting of.*—In every dwelling hereafter erected the walls below the ground level and the cellar or lowest floor shall be made damp proof to the satisfaction of the inspector of buildings. All cellars in dwellings hereafter erected shall be properly lighted with windows and ventilated in all their parts to the satisfaction of the board of health, and shall not be occupied for living purposes.

SEC. 23. *Drainage of courts, areas, and yards.*—In every dwelling hereafter erected all courts, areas, and yards shall be properly graded and drained. And when necessary in order to keep such premises in a sanitary condition such courts, areas, or yards, or such portion thereof as the board of health may order, shall be properly paved, or connected with the sewer.

SEC. 24. *Sinks.*—In every dwelling hereafter erected there shall be provided a proper sink or washbowl exclusive of any sink in the cellar. In two-family dwellings and in multiple dwellings of class A there shall be such a sink or washbowl in each apartment, suite, or group of rooms.

SEC. 25. *Water-closets.*—In every dwelling hereafter erected there shall be a separate water-closet. Each such water-closet shall be placed in a compartment entirely separated from every other water-closet; such compartment shall be not less than 3 feet wide, and shall be inclosed with partitions which shall extend to the ceiling. Every such compartment shall have a window opening directly upon a street, or upon a yard or court of the minimum sizes prescribed by this ordinance and located upon the same lot.

In two-family dwellings and in multiple dwellings of class A hereafter erected there shall be a separate water-closet arranged and constructed as above provided located within each apartment, suite, or group of rooms; except that where there are apartments of but one or two rooms there shall be at least one water-closet for every two such apartments, and such water-closet shall not open into any apartment but shall be accessible through a common hallway, and the door thereof shall be provided with lock and keys, and such compartments and water-closet shall comply in all other respects with the provisions of this ordinance.

Nothing contained in this section shall be so construed as to prohibit in any dwelling a general toilet room containing several water-closet compartments separated from each other by dwarf partitions, provided such toilet room is for the use of one sex only and is adequately lighted and ventilated to the satisfaction of the board of health, and that such water-closets are supplemental to the water-closet accommodations required by other provisions of this section. In multiple dwellings every water-closet compartment shall be provided with proper means of lighting the same at night. No drip trays shall be permitted on any water-closet. No water-closet fixture shall be inclosed with any woodwork. No water-closet shall be placed out of doors; nor in the cellar of any multiple dwelling without a written permit from the board of health, and then only in case such cellar closet is lighted and ventilated as provided in sections 12 and 13.

SEC. 26. *Sewer connection, plumbing and water supply.*—The provisions of the Salem plumbing ordinance to apply.

**PART III. ALTERATIONS.**

SEC. 27. *Percentage of lot occupied.*—No dwelling shall hereafter be enlarged or its lot diminished, or other building placed on its lot, so that a greater percentage of the lot shall be occupied by buildings or structures than provided in section 27 of the Salem building ordinance.

SEC. 28. No dwelling shall be increased in height so that the said dwelling shall exceed the width of the widest street on which it abuts, plus the open unoccupied lot space between said dwelling and said street.

SEC. 29. *Yards.*—No dwelling shall hereafter be enlarged or its lot be diminished, or other building placed on the lot, so that the rear yard or side yard shall be less in size than the minimum sizes prescribed in sections 4 and 5 of this ordinance for dwellings hereafter erected.

SEC. 30. *New courts in existing dwellings.*—Any court hereafter constructed in a dwelling erected prior to the passage of this ordinance used to light or ventilate rooms or water-closet compartments shall comply in all respects with the requirements of sections 6 to 10 of this ordinance.

SEC. 31. *Additional rooms and hallways.*—Any additional room or hallway that is hereafter constructed or created in a dwelling shall comply in all respects with the provisions of part 2 of this ordinance, except that it may be of the same height as the other rooms on the same story of the dwelling.

SEC. 32. *Lighting and ventilation.*—No dwelling shall be so altered or its lot diminished that any room or common hallway or stairs shall have its light or ventilation diminished in any way not approved by the board of health.

SEC. 33. *Alcove rooms.*—No part of any room in a dwelling shall hereafter be inclosed or subdivided so as to make an alcove room, unless such room complies with the requirements of section 16 of this ordinance.

SEC. 34. *Skylights.*—All skylights hereafter placed in a multiple dwelling shall be provided with ventilators having a minimum opening of 40 square inches and also with either fixed or movable louvers or with movable sashes, and shall be of such size as may be determined to be practicable by the board of health.

SEC. 35. *Water-closet accommodations.*—Every water-closet hereafter placed in a dwelling, except one provided to replace a defective or antiquated fixture in the same location, shall comply with the provisions of section 24 of this ordinance relative to water-closets in dwellings hereafter erected. Except that in the case of a new water-closet installed on the top floor of an existing dwelling, a ventilating skylight open to the sky may be used in lieu of the window required by section 24.

**PART IV. IMPROVEMENTS.**

SEC. 36. *Rooms, lighting and ventilation of.*—No room in a dwelling erected prior to the acceptance of this ordinance shall hereafter be occupied for living purposes unless it shall be provided with as much light and ventilation to the outer air as may be deemed necessary by the board of health.

SEC. 37. *Common hallways and stairs, lighting and ventilation of.*—In all dwellings erected prior to the passage of this ordinance the common hallways and stairs shall be provided with as much light and ventilation to the outer air as may be deemed necessary by the board of health.

SEC. 38. *Sinks and water-closets.*—In all dwellings erected prior to the passage of this ordinance, the woodwork inclosing sinks and water-closet fixtures shall be removed and the space underneath the same shall be left open and put in sanitary condition when deemed necessary by the board of health.

SEC. 39. *Privy vaults, school sinks, and water-closets.*—The provisions of the Salem Board of Health Rules and Regulations and Salem Plumbing Ordinance to apply.

SEC. 40. *Shafts and courts.*—In every multiple dwelling there shall be at the bottom of every shaft and interior court a door giving sufficient access to such shaft or court to enable it to be properly cleaned: *Provided*, That where there is already a window giving proper access to such shaft or court, such window shall be deemed sufficient.

#### PART V. MAINTENANCE.

SEC. 41. The board of health may require that common hallways in multiple dwellings be lighted during such hours of the day or night as in their opinion may be necessary.

SEC. 42. *Water-closets in cellars.*—No water-closet shall be permitted in the cellar of any multiple dwelling, except as provided in section 24.

SEC. 43. *Basement and cellar rooms.*—The provisions of the Salem Building Ordinance, section 39, to apply.

SEC. 44. *Water-closets and sinks.*—In all dwellings the floor or other surface beneath and around water-closets and sinks shall be maintained in sanitary condition to the satisfaction of the board of health.

SEC. 45. *Repairs and drainage.*—Every dwelling and all the parts thereof shall be kept in sanitary condition and all rain water shall be so drained and conveyed therefrom as not to cause dampness in the walls and ceilings.

SEC. 46. *Water supply.*—Every dwelling shall have within it at least one proper sink with running water furnished in sufficient quantity at one or more places exclusive of the basement and cellar. In two-family dwellings and multiple dwellings of class A there shall be at least one such sink, accessible to each family on the floor occupied by said family without passing through any other apartment.

SEC. 47. *Cleanliness of dwelling.*—The owner or occupants of every dwelling shall cause every part of such dwelling to be kept clean and free from any accumulation of dirt, filth, garbage, or other refuse matter in or on the same, or in the passages, areas, yards, courts, and alleys appurtenant thereto. Such owner or occupant shall thoroughly cleanse or cause to be cleansed any part of such dwelling or premises whenever ordered so to do by the board of health.

SEC. 48. *Receptacles for ashes, garbage, and rubbish.*—The owner or occupants of every dwelling shall provide and maintain for said dwelling proper and suitable water-tight metal receptacles, with covers, for holding garbage. Chutes and bins for garbage are prohibited.

SEC. 49. *Prohibited uses (regarding animals).*—The provisions of the Salem Board of Health Rules and Regulations, regulations 39 and 40 to apply.

SEC. 50. *Materials detrimental to health.*—No dwelling nor any part thereof, nor of the lot upon which it is situated, shall be used as a place of storage, keeping, or handling of any article dangerous or detrimental to life or health.

SEC. 51. *Certain dangerous businesses.*—There shall be no transom, window, or door opening into a common hallway from any part of a multiple dwelling where paint, oil, drugs, or spirituous liquors are stored or kept for the purpose of sale or otherwise. This provision shall not apply to hotels.

SEC. 52. *Janitor or housekeeper.*—In any multiple dwelling in which the owner thereof does not reside there shall be a janitor, housekeeper, or other responsible person who shall have charge of the same, if the board of health shall so require.

SEC. 53. *Overcrowding.*—The provisions of the Salem Board of Health Rules and Regulations, regulation 25 to apply.

SEC. 54. *Lodgers.*—No dwelling, nor any part thereof, shall be used for the letting of more than six lodgings without the consent in writing of the board of health, and except in multiple dwellings of class B such consent shall not apply to more than eight persons.

**PART VI. REQUIREMENTS AND REMEDIES.**

SEC. 55. *Lot requirements.*—In addition to the requirements of sections 2 to 5, inclusive, of the building ordinance before the construction or alteration of a dwelling is commenced, and before the construction or alteration of any building or structure on the same lot with a dwelling, the owner or his agent or architect shall submit to the city engineer and building inspector a plan of the lot showing the dimensions of the same, the location of the proposed building, and all other buildings on the lot, such plan to be made upon blanks or forms to be furnished by the building inspector.

After such plan has been approved by the building inspector the area of land described in such plan shall be deemed a lot for the purposes of this ordinance, excepting that in every case the size and dimensions of such lot shall be such as to comply with the other requirements of the ordinances.

SEC. 56. *Buildings converted or altered.*—A building not a dwelling if hereafter converted or altered to such use shall, when so altered, conform to the requirements for new construction and shall thereupon become subject to all the provisions of this ordinance relative to dwellings hereafter erected. A dwelling of one class if hereafter altered or converted to another class shall, when so altered, conform to all the provisions of this ordinance relative to such other class.

SEC. 57. *Alterations and change in occupancy.*—No dwelling hereafter erected shall at any time be altered so as to be in violation of any provision of this ordinance. And no dwelling erected prior to the passage of this ordinance shall at any time be altered so as to be in violation of those provisions of this ordinance applicable to such dwelling. If any dwelling or any part thereof is occupied by more families than provided in this ordinance, or is erected, altered, or occupied contrary to the provisions of this ordinance the board of health shall cause such dwelling to be vacated. And such dwelling shall not again be occupied until it or its occupation, as the case may be, has been made to conform to the law.

SEC. 58. *Time for compliance.*—All improvements specifically required by this ordinance upon dwellings erected prior to the date of its adoption shall be made within one year from said date, except that in cases deemed urgent or necessary by the board of health such improvements may be required at such earlier period as they may order.

SEC. 59. *Inspection of dwellings.*—The board of health shall cause a thorough inspection to be made of every multiple dwelling and the premises connected therewith at least once a year, and shall also make similar inspections of all dwellings as frequently as may be necessary.

SEC. 60. *Enforcement.*—It shall be the duty of the board of health to enforce the provisions of this ordinance except where otherwise provided.

SEC. 61. Whoever violates any of the provisions of this ordinance shall be liable to a penalty not exceeding \$100 for each violation thereof.

SEC. 62. All ordinances or parts of ordinances inconsistent with the foregoing are hereby repealed.

SEC. 63. *When to take effect.*—This ordinance shall take effect 10 days after its final passage.

**SAN DIEGO, CAL.**

**Stables—Construction and Maintenance. Manure—Care and Disposal. (Ord. No. 6383, Nov. 10, 1915.)**

SECTION 1. It shall be unlawful for any person, firm, or corporation to construct or use any buildings or premises not in such use at the time this ordinance takes effect as a stable, barn or yard for horses, mules, or other animals, of a kind ordinarily used for draught or riding or commercial or domestic purposes, without first obtaining